



THE CITY OF SAN DIEGO
MANAGER'S REPORT

DATE ISSUED: October 13, 2004 REPORT NO. 04-227

ATTENTION: Honorable Mayor and City Council

SUBJECT: Comprehensive Affordable Housing Collaborative Efforts on Universal Design for Residential Projects

REFERENCES:

1. Manager's Report 04-051, dated March 9, 2004, Status Report regarding the Affordable Housing Task Force's recommendations pertaining to Accessibility and Universal Design
2. Manager's Report 04-211, dated September 23, 2004, Status Report and Action Plan for Technical Advisory Committee
3. CCR04-004/Manager's Report 04-070, dated July 29, 2004, Affordable Housing Task Force Recommendations Update and Other Affordable Housing Activities (Citywide)

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE OR THE CITY COUNCIL.

BACKGROUND

During the September 14, 2004 City Council meeting, Item 331, Talmadge Senior Village Housing Project, was discussed regarding inclusion of the Universal Design concept. Specifically, Wheelchair Access Now Today requested that City Council consider requiring all ground floor housing and elevator accessible units be designed and built to Universal Design on this project as City Housing Set-Aside funds were being used in the project. While this requirement was not included in the motion that approved the project, the City Manager was directed to address incorporating the Universal Design concept into City/Agency funded affordable housing projects.

The California Building Code (CBC) contains a comprehensive set of accessibility/adaptability provisions covering publicly funded residential projects.

Common use areas of such projects must be accessible and provide such features as accessible parking, accessible walks and sidewalks, accessible rental offices and recreational areas, and accessible building entrances.

Some of the mandated features within the affected dwelling units require the primary entrance to be accessible, an accessible path of travel within the unit, accessible light switches and outlets, all interior doors to be wide enough (2'-10") to permit a wheelchair to pass through, and lever hardware and adequate landing space. In addition, kitchens must be wide enough to permit a wheelchair user to maneuver and use appliances and other features. The kitchen sink and a portion of the counter must be accessible or be adaptable to allow a future tenant with a disability to modify the sink and counter to be accessible. At least one bathroom must provide adequate space inside and be adaptable to allow future installation of grab bars. The City of San Diego is required to comply with the CBC.

DISCUSSION

Improving affordable housing options and strategies was the primary mission of the Affordable Housing Task Force formed by City Council direction. The concept of Universal Design was included as part of their strategy. The Task Force made approximately sixty (60) separate recommendations in their report to City Council including four (4) related specifically to Accessibility and Universal Design. Manager's Report 04-051, dated March 9, 2004, was prepared as a status report on the progress of those recommendations. A City staff facilitated Technical Advisory Committee (TAC) is actively pursuing the implementation of these four recommendations. An update on their progress is included as Attachment 3.

Additional actions have been taken by the San Diego Housing Commission (in which they are the funding Agency) and the Redevelopment Agency Affordable Housing Program on multi-family housing projects. Those actions are listed below.

Ongoing Activities Supporting Universal Design

San Diego Housing Commission – Assists with the financing/management of affordable housing and loan programs with HUD funds. HUD requires Fair Housing Accessibility for multi-family housing.

- In the fall of 2003, the San Diego Housing Commission (SDHC) initiated a proactive outreach and education program. The Program, involves initiating and holding discussions with interested developer teams, groups and architects. During these meetings a packet of information on Universal Design that describes the seven principles and their guidelines, an informational powerpoint presentation provided by the Center for an Accessible Society, a Universal Design Checklist, isometric drawings and a resource bulletin prepared by the Center for Universal Design at North Carolina State University is

provided. There have been ten (10) meetings with various teams held since December of last year.

- As of September 1, 2004 all SDHC Notices of Funding Availability (NOFA) include a requirement to address Universal Design.

- Five (5) projects (723 units) worth \$78.9 million have been constructed since January 2002 that include Universal Design features.

- Three (3) projects (291 units) worth \$51.3 million, currently under construction, include Universal Design features.

- Three (3) pipeline projects (191 units) worth \$34.6 million include Universal Design features.

- The SDHC provides grants up to \$1,000 to very low income (under 50% AMI) tenants with disabilities renting privately owned rental property within the City of San Diego to make accessibility improvements to their unit with the property owner's permission. If costs exceed \$1000, the tenant is responsible for the difference. A total of five (5) grants have been awarded totaling \$4,918.

- This year, the SDHC was recently awarded a \$500,000 grant from the State Cal Home Exterior Accessibility Grant for Renters (EAGR) Program. Grants will be made available to low income (under 80% AMI) tenants with disabilities and rental property owners with vacant units they want to make accessible. Rental owners must agree to give preference in renting these units to tenants with disabilities and provide the units at an affordable rent. Grants are provided up to \$3,000 per unit, \$10,000 for common area improvements for a maximum of \$25,000 for rental properties consisting of one to five residential units and up to \$40,000 for multi-family properties with six or more rental units. Grants are for permanent, exterior accessibility improvements such as concrete ramps, handrails, curb cuts, sidewalks, Braille signage, etc.

The City of San Diego Redevelopment Agency Affordable Housing Program – A collaborative comprised of the City's Redevelopment Division, Centre City Development Corporation (CCDC), Southeastern Economic Development Corporation (SEDC) and the San Diego Housing Commission (SDHC) formed to accelerate and encourage new affordable housing development citywide.

In January 2003, leveraging Redevelopment set-aside funds, the collaborative issued a Notice of Funding Availability (NOFA) announcing the availability of \$55 million of secured assets to provide gap financing for very low, low and moderate income housing. To date, under this Program, the Collaborative has received seventeen (17) applications for funding, fourteen (14) of which are either funded or still under review. Five (5) affordable housing projects have been approved for redevelopment funding to provide four hundred twenty-three (423) affordable units at a total Agency NOFA subsidy of \$22.18 million. The additional nine (9) projects are at various stages of staff analysis. In

addition to the applications received, staff is aware of eight (8) more potential projects that may be submitted for funding within the next three (3) months.

- Of the five projects funded, four (4), Talmadge Senior Village (all 91 units), Lillian Place (64 of the total 74 units), Harbor View (all 97 units) and Island/Market Centre (173 of total 212 units) include Universal Design features. The fifth project was land acquisition only.

- The City Redevelopment Division has an additional seven (7) projects (695 units) in various stages of development that include Universal Design features.

Attachment 1 is a detailed list of affordable housing projects funded by either the Affordable Housing Program, SDHC or CCDC that provides additional information. The Team has also prepared an action plan to increase our efforts on both Affordable Housing NOFA and other citywide housing projects. The plan contains actions that will be taken immediately and others that required additional time. The plan is presented as Attachment 2.

We continue to be committed to addressing the housing needs of the citizens of San Diego and will explore all avenues available to recommend appropriate policies and procedures that would increase the amount of housing choices for people with disabilities and seniors.

Respectfully submitted,

P. Lamont Ewell
City Manager

LE/dff

Attachments: 1. Universal Design Components
2. City of San Diego Redevelopment Agency Affordable Housing Program Action Plan
3. Development Services Department Update

Universal Design Components in San Diego Housing Commission Projects

Attachment 1

	Project Name (Project Area)	No. of Units Aff./Total	Developer	Funding Sources	Status	Universal Design Comments
1	Hollywood Palms (City Heights)	94 of 94 apts.	Affirmed Housing, City Heights Comm. Dev. Corp.	4% tax credits/bond, SD Housing Commission loan, private sources	Construction completion 10/02	Minimum of 5 units comply with ADA/Universal Design
2	Mesa Family Villas (Otay Mesa/Nestor)	41 of 42 family apts.	Orange Housing Dev. Corp.	9% tax credits, SD Housing Commission loan, private sources	Construction Completion 12/02	41 units comply with Universal Design/Adaptability and CBC* for multifamily, 3 of those meet ADA guidelines, 21 are accessible
3	Island Village (Centre City)	280 of 280 Single Adults	Island Palms, LP Barone Galasso	4% tax credits/bond, SD Housing Commission loan, private sources	Construction Completion 08/03	All 280 units served by elevator with each unit featuring CBC accessibility reqmts.
4	Tesoro Grove (Otay Mesa/Nestor)	104 of 106 family apts.	Affirmed Housing	9% tax credits, SD Housing Commission loan, private sources	Construction Completion 09/03	53 units accessible for Universal Design, 11% (12) meet ADA guidelines, complies w/CBC* for multifamily
5	Market Square Manor (Centre City)	198 of 200 Senior Housing units	Senior Community Services Chelsea Investment Corporation	9% tax credits, SD Housing Commission & CCDC loan, private sources, Affordable Housing Prog. (AHP)	Construction Completion 10/03	200 units comply with CBC* for mutli-family, 10 also meet ADA guidelines
6	Casa Colina del Sol (City Heights)	74 of 75 Senior Apts.	Housing Development Partners of San Diego	4% tax credits/bond, SD Housing Commission loan, private sources	Rehabilitation construction underway	74 units accessible for Universal Design, 5%+ (4) meet ADA guidelines
791/797 Affordable/Total Units				Units with Universal Design Features or Adaptability 653 Units		

**Multiple-Family Housing Development Projects Co-Financed with other Municipal Agencies
(already counted with Red. Div. Projects)**

Universal Design Components in San Diego Housing Commission Projects

Attachment 1

7	Metro Villas (City Heights)	118 of 120 apts.	San Diego Interfaith Housing Foundation, City Heights Comm. Dev. Corp.	9% tax credits, AHP, RDA funds, private sources, SDHC Funds, CCDC Funds	Construction completion 10/04	96 units comply with Universal Design
8	**Talmadge Senior Village (City Heights)	90 of 91 senior apts.	Southern California Housing Dev. Corp., San Diego Community Housing Corp.	9% tax credits, RDA set-aside funds, private sources, SDHC HOME funds	DDA & entitlements approved, construction to begin 10/04	91 units comply with Universal Design and CBC* for multifamily, 5 of those also meet ADA guidelines,
9	Renaissance at North Park (North Park)	94 Of 96 Senior Apts.	San Diego Interfaith Housing Foundation, Carter Reese & Associates	9% tax credits, RDA set-aside funds, private sources, SDHC HOME funds	Construction completion 12/05	96 units comply with Universal Design and CBC* for multifamily, 5 of those also meet ADA guidelines,
302/307 Affordable/Total Units				Units with Universal Design Features or Adaptability 283 units-already counted		

*California Building Code (CBC) multifamily provisions include for ground floor and elevator-accessible units: accessible primary entrance and travel path within unit, accessible light switches and outlets, wheelchair-wide doors, lever hardware, kitchen with maneuverability room and adaptable sinks/counters, and one (1) bathroom with maneuverability room and adaptability for grab bars. Common areas such as walks/sidewalks, rental offices, recreational areas and building entrances must also be accessible.

Universal Design Components in Agency (Redevelopment Division) Housing Projects (FY 2004-2005)

Attachment 1						
	Project Name (Project Area)	No. of Units Aff./Total	Developer	Funding Sources	Status	Universal Design Comments
1	Metro Villas (City Heights)	118 of 120 apts.	San Diego Interfaith Housing Foundation, City Heights Comm. Dev. Corp.	9% tax credits, Agency set- aside funds, private sources, HOME funds	Construction completion 10/04	96 units comply with Universal Design
2	**Talmadge Senior Village (City Heights)	90 of 91 senior apts.	Southern California Housing Dev. Corp., San Diego Community Housing Corp.	9% tax credits, Agency (NOFA) set-aside funds, private sources, likely SD Housing Commission	DDA & entitlements approved, construction to begin 10/04	91 units comply with Universal Design and CBC* for multifamily, 5 of those also meet ADA guidelines,
3	Housing Enhancement Loan Program (Crossroads)	30 of 30 single family homes	Owner-Occupants	Agency set-aside funds, may include SD Housing Commission and private funds	Approved 5/04, outreach to start 10/04	Loans (30) may be used to implement Universal Design principles
4	Morena Vista (North Bay)	18 of 184 apts.	Citylink Investment Corp.	City Undergrounding funds (20A), Agency set-aside and other funds, private sources	Affordable Housing Asst. Agreement, 1/14/04, now underconstruction, off-site improvements underway	All 184 units adaptable for Universal Design, 5% (9) will also meet ADA guidelines, complies w/CBC* for multifamily
5	Veteran's Village (North Bay)	Phase 1 112 of 112 beds/56 units	Vietnam Veterans of San Diego	Veterans Admin., Affordable Housing Prog. (AHP), Emergency Housing Asst. Prog (EHAP), Agency set-aside funds	DDA, 9/2/03, foundation now under construction	All 112 beds/56 units and admin. areas will comply with Universal Design and ADA guidelines (after Phase 2)
6	La Boheme (North Park)	45 of 224 condos.	D.R. Horton, Western Pacific Series	Agency set-aside funds	DDA 2004, construction pending	Project (224 units) complies w/CBC* for multifamily and Universal Design
7	Renaissance at North Park (North Park)	94 of 96 senior apts.	Carter Reese Associates, San Diego Interfaith Housing Foundation	9% tax credits, Agency set- aside funds, AHP, SD Housing Commission	DDA 2002, under construction	Project (96 units) complies w/CBC* for multifamily and Universal Design
8	Casitas de las Floricitas (San Ysidro)	8 of 8 single family homes	Casa Familiar	Agency set-aside funds, private funds	Construction completed 8/04	1 unit fully ADA adaptable
9	**Harbor View Project (Uptown - outside of any Red. Project Area)	379 beds/97 units	San Diego Rescue Mission	Agency (NOFA) set-aside funds, AHP, EHAP, private sources	Construction/rehab. completed 9/04	Project (97 units) fully complies with Universal Design and with ADA guidelines
556/906 Affordable/Total Units				Units with Universal Design Features or Adaptability 875 units		

*California Building Code (CBC) multifamily provisions include for ground floor and elevator-accessible units: accessible primary entrance and travel path within unit, accessible light switches and outlets, wheelchair-wide doors, lever hardware, kitchen with maneuverability room and adaptable sinks/counters, and one (1) bathroom with maneuverability room and adaptability for grab bars. Common areas such as walks/sidewalks, rental offices, recreational areas and building entrances must also be accessible.

**Redevelopment Agency Affordable Housing Program (NOFA) Project

Universal Design Components in Agency (Centre City Development Corporation) Housing Projects (FY 2004-2005)

Attachment 1

	Project Name (Project Area)	No. of Units Aff./Total	Developer	Funding Sources	Status	Universal Design Comments
1	**Island Market Centre (Centre City)	33 condos + 9 apts of 212 units	Oak Shelter Systems, LLC	Agency (NOFA) set-aside funds, private sources	DDA approved, Agency site acquisition underway, construction 11/05	173 units comply with Universal Design and CBC for multifamily.
2	**Lillian Place (Centre City)	74 of 74 apts.	Wakeland Housing + San Diego Interfaith Housing Foundation	9% tax credits, Agency (NOFA) set-aside funds, private sources	OPA approved, construction to begin 11/04	64 units comply with Universal Design and CBC
3	9th and F Apts (Centre City)	23 of 24 apts.	Catholic Charities + OliverMcMillan	Agency set-aside funds, private sources	OPA approved, construction underway.	All 24 units comply with Universal Design and CBC for multifamily.
4	Armed Services YMCA (Centre City)	52 of 260 SRO units	Barone Galasso	Historic tax credits, Agency set-aside funds, private sources	Rehab loan agreement approved, construction underway.	All 260 units have shared baths that comply with Universal Design.
5	Broadway Square (Centre City)	293 of 393 rental units	Bud Fischer	4% bond financing, Agency set-aside funds, private sources	OPA approved, additional funds requested, construction to begin 2/05	All 393 units comply with Universal Design and CBC for multifamily.
6	Entrada (Centre City)	40 of 172 apts.	SRM Development	Agency set-aside funds, private sources	Construction completed 6/04	167 units comply with Universal Design and CBC for multifamily.
7	Villa Harvey Mandel (Centre City)	89 of 90 apts.	St. Vincent de Paul	9% tax credits, SDHC loan, Agency set-aside funds, AHP, private funds	Construction completed 5/03	All 90 units comply with Universal Design and CBC for multifamily.
613/1225 Affordable/Total Units				Units with Universal Design Features or Adaptability		
				1,171 Units		

*California Building Code (CBC) multifamily provisions include for ground floor and elevator-accessible units: accessible primary entrance and travel path within unit, accessible light switches and outlets, wheelchair-wide doors, lever hardware, kitchen with maneuverability room and adaptable sinks/counters, and one (1) bathroom with maneuverability room and adaptability for grab bars. Common areas such as walks/sidewalks, rental offices, recreational areas and building entrances must also be accessible.

**Redevelopment Agency Affordable Housing Program (NOFA) Project

City of San Diego Redevelopment Agency Affordable Housing Program
Action Plan

Immediate Implementation:

1. Incorporate language currently used by the SDHC in the Affordable Housing NOFA regarding Universal Design.
2. Require staff to review all projects for Universal Design elements.
3. Require staff to ensure all projects being reviewed by the Collaborative Review Team (CRT) include the Universal Design concept.
4. Request the Manager's Citizens Review Committee on Disability Access Issues (CRC) to appoint a liaison to the CRT.
5. All Agency staff reports for affordable housing projects will include a statement about Universal Design, the CBC and outline the features included in the project.

60-120 Day Implementation:

1. Update Affordable Housing Website to include links between the SDHC Accessibility Program(s) and the City's Disability Services Program websites.
2. Develop an Agency wide proactive outreach and education program based on the existing efforts of the SDHC. Offer quarterly workshops for Developers and Architects beginning January, 2005.
3. Research and cost out the differences between adding universal design features to multi-family, single-family and townhomes. Prepare and present a recommendation for City Council consideration incorporating the Universal Design Concept into single family and townhome housing projects.
4. Research existing policies in Sacramento and Irvine and prepare a draft Universal Design policy for City Council consideration in collaboration with representation from the Mayor's Seniors Advisory Board, CRC, Construction Industry, Architect and Developer Community

Development Services Department Update

Affordable Housing Task Force Recommendation 9.a: 25% of any and all public land, subsidies, redevelopment, collaborative funding mechanisms, bond proceeds, NOFA, etc. dedicated to affordable housing initiatives shall incorporate defined principles of universal design, accessibility for all, adaptability and visitability in all new housing, including townhomes. If the tracking measures show little or no progress made in number and percentages, implementation of mandatory measures is recommended.

Status: An Accessibility Subcommittee was established to review, research and provide recommendations pertaining to Universal Design, accessibility, adaptability and visitability. The subcommittee met numerous times with representatives of BIA, AIA, Disability Community and drafted proposed Universal Design guidelines. The proposal was presented to TAC, Business Industry Association (BIA) Board of Directors and circulated to other organizations for review and comment. Discussions are still being held to address areas where there is limited agreement.

As described in the body of this report, most affordable housing projects that have received public funding have incorporated accessibility/adaptability features contained in the California Building Code which are more restrictive than Universal Design principles. We will continue to monitor future projects to track the percentage of units incorporating at least the Universal Design features.

Affordable Housing Task Force Recommendation 9.b: Direct the Housing Commission, Planning Department and Development Services Department to provide information to developers regarding and encouraging construction of units incorporating universal design.

Status: Researching and preparing to implement within the next six months.

Affordable Housing Task Force Recommendation 9.c: Direct staff to track the creation of adaptable housing projects in the City of San Diego and submit a status report to the City Council annually.

Status: DSD's automated Project Tracking System will be modified to permit staff to capture this information. Expected to be operational in three months.

Affordable Housing Task Force Recommendation 9.d: Expand the current TAC responsibilities to devise and effectively increase accessibility and adaptability in townhomes and residential developments of three units or less.

Status: Michael Conroy is currently representing the disabled community on TAC. The TAC has established a subcommittee to review, research and provide recommendations to TAC pertaining to Universal Design, accessibility, adaptability and visitability. The

subcommittee includes members of the disabled community as well as representatives from the Building Industry Association (BIA) and the American Institute of Architects (AIA). It's expected that a final package will be ready over the next nine to twelve months